



**AGENDA OF THE REGULAR SESSION  
CITY OF AUBURN  
HISTORIC DESIGN REVIEW COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603**

**May 7, 2013  
6:00 PM**

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**Historic Design Review Commissioners**

Matt Spokely, Chairman  
Roger Luebke  
Fred Vitas  
Nick Willick  
Lisa Worthington  
Liz Briggs  
Cindy Combs  
Terry Green  
Kathryn Kratzer-Yue

**City Staff**

Will Wong, Community Development Director  
Lance E. Lowe, AICP, Associate Planner

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**
- April 16, 2013
- IV. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

- V. A. CONTINUED PUBLIC HEARING FOR HISTORIC DESIGN REVIEW – 1215 HIGH STREET (SHARIFIE DECK ADDITIONS) – FILE HDR 13-01.** The applicant requests Historic Design Review Commission approval for deck additions and exterior façade changes to a building located at 1215 High Street.
- B. CONTINUED PUBLIC HEARING FOR HISTORIC DESIGN REVIEW – 1273 HIGH STREET (LEADERSHIP AUBURN PROJECT FAIRGROUNDS ENTRYWAY IMPROVEMENTS) - FILE# HDR 13-03.** The applicant requests approval of a Historic Design Review permit for the installation of an archway sign, which exceeds the height standards in the Downtown Historic Design Review District at 1273 High Street.

## **VI. COMMISSION BUSINESS**

- A. Commission Powers and Duties Ad Hoc Committee Discussion pursuant to Section 159.496 (A)(5) as stated:

§159.496 (A)(5) Render advice and guidance, upon request of the owner or occupant of the property, on the restoration, alternation, decoration, landscaping or maintenance of any cultural resource including landmarks, sites, districts or neighboring properties within public view;

## **VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings
- B. Future Historic Design Review Commission Meetings
- C. Reports

## **VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

## **IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS**

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

## **X. ADJOURNMENT**

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



## **CITY OF AUBURN**

### **Staff Report**

### **Historic Design Review Commission**

**Meeting Date: May 7, 2013**

**Prepared by:** Lance E. Lowe, AICP, Associate Planner

**ITEM NO.  
V-A**

**ITEM V-A: CONTINUED PUBLIC HEARING FOR HISTORIC DESIGN REVIEW –  
1215 HIGH STREET (SHARIFIE DECK ADDITIONS) – FILE HDR 13-  
01.**

**REQUEST:** The applicant requests Historic Design Review Commission approval for deck additions and exterior façade changes to a building located at 1215 High Street.

**RECOMMENDED MOTION (APPROVAL):**

- A. Adopt HDRC Resolution No. 13-02 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, for the addition of decks and exterior façade improvements for the building at 1215 High Street, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
  2. Adoption of Findings of Fact for approval of the Design Review Permit as presented in the Staff Report; and,
  3. Approval of the Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

**ALTERNATIVE MOTION (DENIAL):**

- B. Direct staff to amend Resolution No. 13-02 as presented for denial of the proposed deck additions and exterior façade improvements, based upon substantial evidence in the public record, for the building located at 1215 High Street.

**BACKGROUND:**

**Applicant:** Keith Everett (530) 823-6147

**Owner:** Frank Sharifie; (916) 730-8993

**Location:** 1215 High Street (**Attachments 1 & 2**)

**Assessor's Parcel Number:** 004-062-025

**Lot Size:** ±10,076 square feet

## 2) Oak Tree Preservation



### 3) Setbacks

The Historic Design Review Commission inquired about the setbacks in the Office Building (OB) Zone. The Setbacks in the Office Building (OB) Zone. The proposed project is consistent with the set-back, height, lot coverage, and parking standards for development within the R-3 zoning district as follows:

STANDARD	REQUIREMENT
Front Setback	0' min.
Side Setback (1-story)	0' min.
Side Setback (2-story)	0' min.
Rear Setback	2.5' min.
Lot Coverage	50% max.

#### ATTACHMENTS:

Staff Report dated April 16, 2013 with the following Attachments & Exhibits

#### ATTACHMENTS:

1. Vicinity Map
2. Aerial Photograph
3. Site Plan
4. Reduced 8.5 x 11 Project Plans dated February 2013
5. Site Photographs

#### EXHIBITS:

- A. Revised HDRC Resolution 13-04
- B. Color Samples
- C. Project Plans dated February 2013

# ATTACHMENT



# CITY OF AUBURN

## Staff Report

### Historic Design Review Commission

Meeting Date: April 16, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

ITEM NO.  
V-B

**ITEM V-B: HISTORIC DESIGN REVIEW – 1215 HIGH STREET (SHARIFIE DECK ADDITIONS) – FILE HDR 13-01.**

**REQUEST:** The applicant requests Historic Design Review Commission approval for deck additions and exterior façade changes to a building located at 1215 High Street.

**RECOMMENDED MOTION (APPROVAL):**

- A. Adopt HDRC Resolution No. 13-02 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, for the addition of decks and exterior façade improvements for the building at 1215 High Street.

**ALTERNATIVE MOTION (DENIAL):**

- B. Direct staff to amend Resolution No. 13-02 as presented for denial of the proposed deck additions and exterior façade improvements, based upon substantial evidence in the public record, for the building located at 1215 High Street.

**BACKGROUND:**

Applicant: Keith Everett (530) 823-6147

Owner: Frank Sharifie; (916) 730-8993

Location: 1215 High Street (**Attachments 1 & 2**)

Assessor's Parcel Number: 004-062-025

Lot Size: ±10,076 square feet

**Project Site:**

Zoning: Office Building District (OB)

Existing Land Use: Commercial

**Surrounding Zone Districts:**

North: C-2

South: OSC

East: OSC, R3

West: OSC, C-2

**Surrounding Land Uses:**

North: Parking Lot

South: Park

East: Residential

West: Park



## BACKGROUND:

The building located at 1215 High Street is a two story building with a steep mansard roof, with what appears to be “Victorian Stick” style architecture. The exterior facade materials consist of stucco with framed wood accents that makeup the “Stick” architecture. The building is not identified in the City’s Historic Resources Inventory conducted in 1986. Accordingly, the property and building are not recognized as having historical significance individually or to the Downtown Historic District.

## PROJECT DESCRIPTION:

The applicant requests Historic Design Review Commission approval for the construction of two decks and exterior façade improvements to the High Street façade. The property contains one commercial building of ±2,900 square feet and one single family dwelling located behind the commercial unit (**Attachment 3 – Site Plan**). The deck additions will consist of lower and upper deck additions to the commercial façade. The two lower decks measure 13’3” and 14’6” in length and will both extend five (5) feet from the wall facade. The single upper level deck will measure 34 feet in length and extend seven (7) feet out from the wall. Each deck will include forty-two (42) inch metal railings (Gloss Black) (**Attachment 4**).

The applicant also proposes exterior façade materials changes. Four (4) French doors will be added to each existing window of the High Street façade for access to the deck additions. The trim for each new door will include wind and trim, and will be dark gray in color (**Exhibit B – Color Materials Example**). Existing diagonal trim from the street and driveway façades will be removed, and gray PVC lattice will be added under the lower decks. The applicant also proposes to add eighteen (18) inch square quoins to each corner of the High Street façade. The materials would consist of stucco over Styrofoam one (1) inch thick (**Exhibit C – Project Plans dated February 2013**).

## ANALYSIS:

According to the *Historic Preservation Architectural Design Guidelines*, “In building additions and modifications, existing vertical and horizontal proportions of height and scale and the relationships of architectural elements should be retained.” “Added materials and finishes should be compatible, if not identical, to those already on the existing building.” The proposed materials are consistent with the existing materials.

The *Department of the Interior Standards* recommends paint colors that are consistent with the City’s *Historic Preservation Architectural Design Guidelines*. According to the *Historic Preservation Architectural Design Guidelines*, “colors used should be true, not synthetic (artificially or chemically created) colors and should be consistent with the architectural period and be harmonious with colors used on neighboring buildings.” “A good guide is to use colors on façade planes that are pale or neutral (except when brick is used) with an emphasis on deeper earthen colors as accent. Generally, no more than three colors should be used, including a main and two accent colors.”

As noted, the building is a two story building with a steep mansard roof, with what appears to be “Victorian Stick” style architecture. The exterior facade materials consist of stucco with framed



wood accents that makeup the “Stick” architecture. The building color is yellow with white trim. The proposed color scheme is attached herewith as **Exhibit B**. Although, departing from the existing colors, the proposed colors are true colors consistent with the “Stick” architecture.

In review of the applicant’s request to construct deck additions to the existing building facade, it is staff’s opinion that the request is consistent with the *Department of the Interior Standards* and *Historic Preservation Architectural Design Guidelines*. It is staff’s opinion that the applicant’s proposed additions are consistent with the architecture of the existing building and “complimentary to materials, finishes and colors of neighboring historic buildings”.

As proposed, it is staff’s opinion that the materials and finishes of the new additions are of high quality; are compatible with the character of the Downtown Historic District, enhance the structure and area and are consistent with the *Historical Preservation Architectural Design Guidelines*. Based on the aforementioned, staff recommends approval of the deck additions, as proposed.

#### **ENVIRONMENTAL DETERMINATION:**

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15311 (Existing Structures) of the CEQA Guidelines.

#### **ATTACHMENTS:**

1. Vicinity Map
2. Aerial Photograph
3. Site Plan
4. Reduced 8.5” x 11” Project Plans dated February 2013
5. Site Photographs

#### **EXHIBITS:**

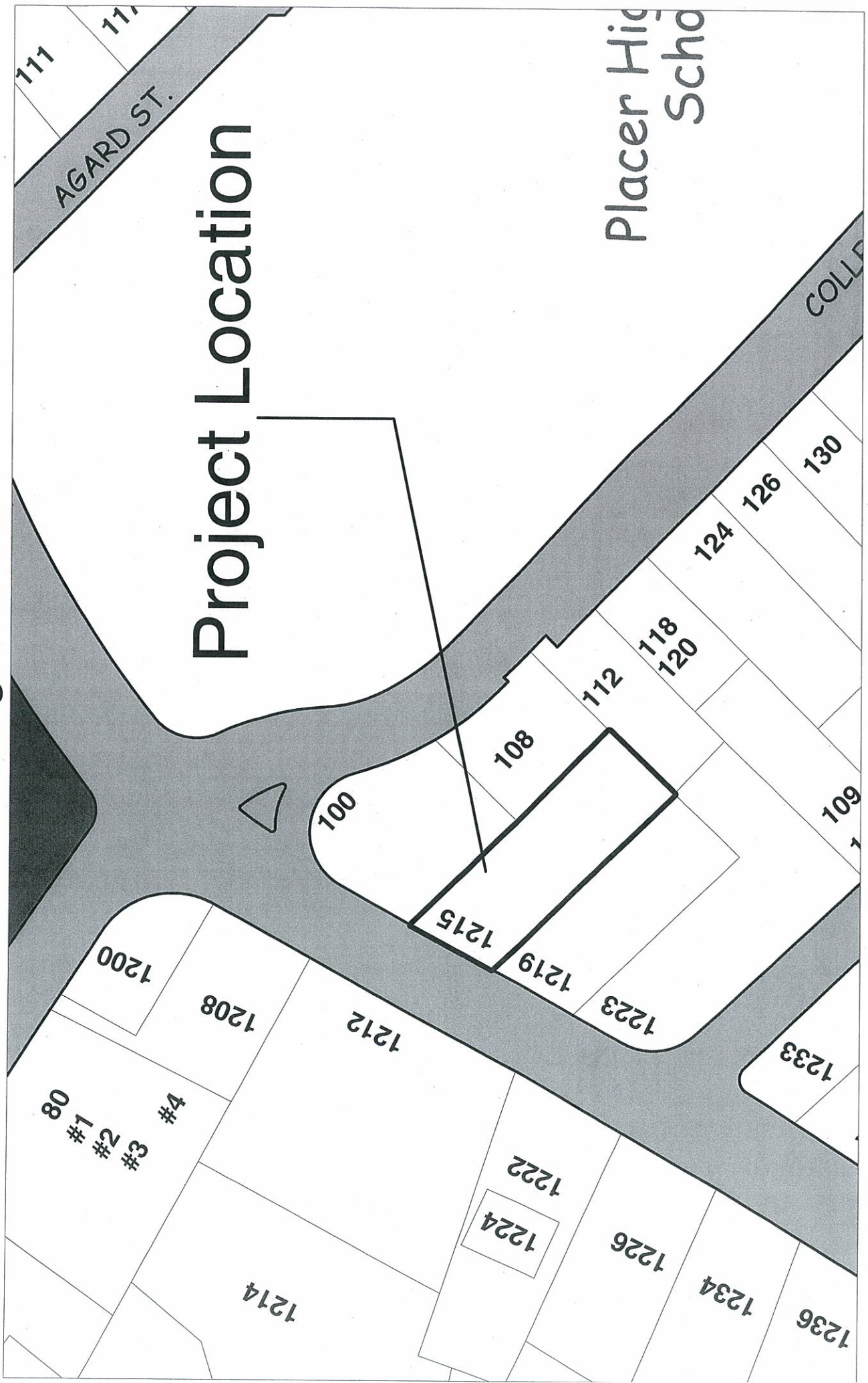
- A. HDRC Resolution 13-02
- B. Color Samples
- C. Project Plans dated February 2013

# ATTACHMENTS



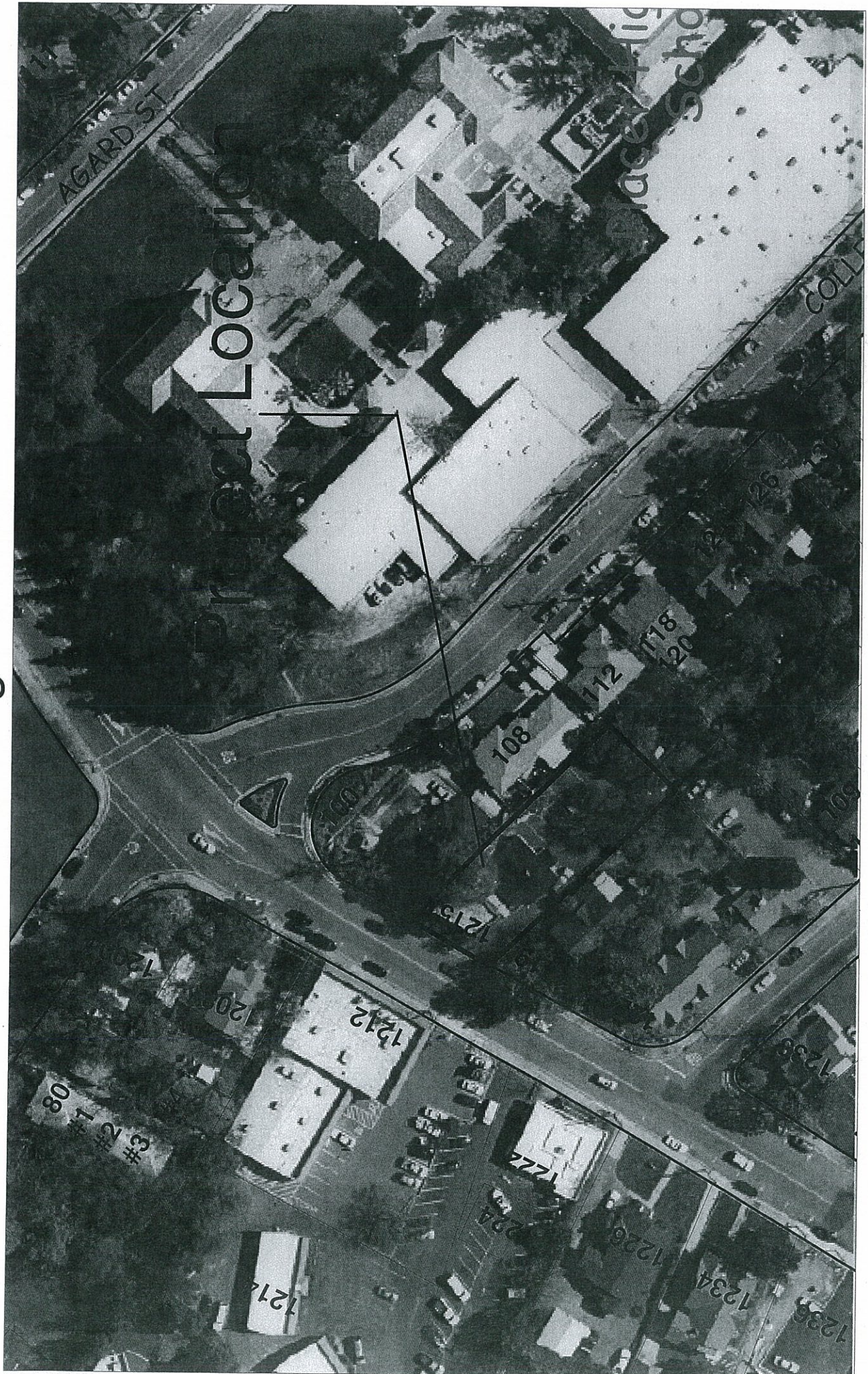
1215 High Street

# Project Location





# 1215 High Street





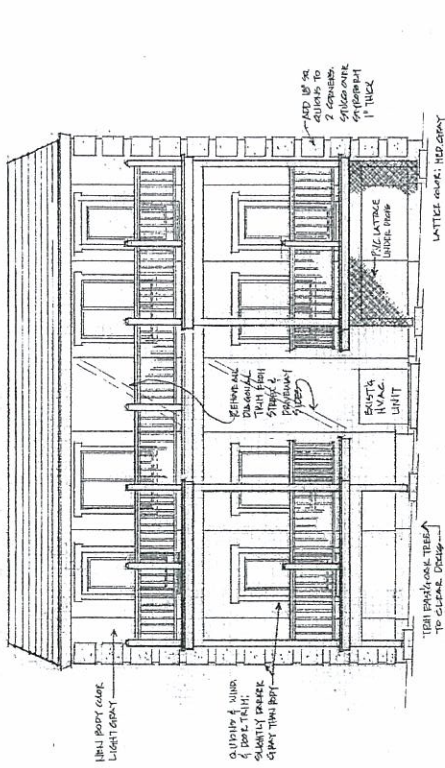
[illegible]

REVISIONS	BY

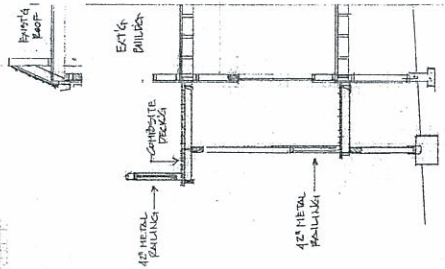
KEITH EVERETT  
DESIGN & DRAFTING  
270 Greenfield Ave.  
AUBURN, CA 95603-8147  
EMAIL: keith@keith-drafting.com

PROPOSED RENOVATION FOR  
SHARPIE HOMES  
PROPERTY LOCATION:  
1215 HIGH STREET  
AUBURN, CA

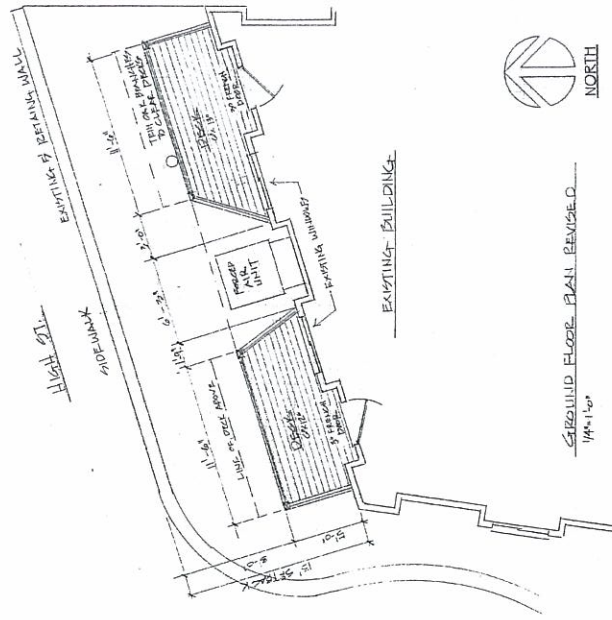
DATE: 7-21-2015  
SCALE: 1/4" = 1'-0"  
DRAWN: LFE  
JOB: 1215 HIGH ST  
SHEET  
OF  
SHEET



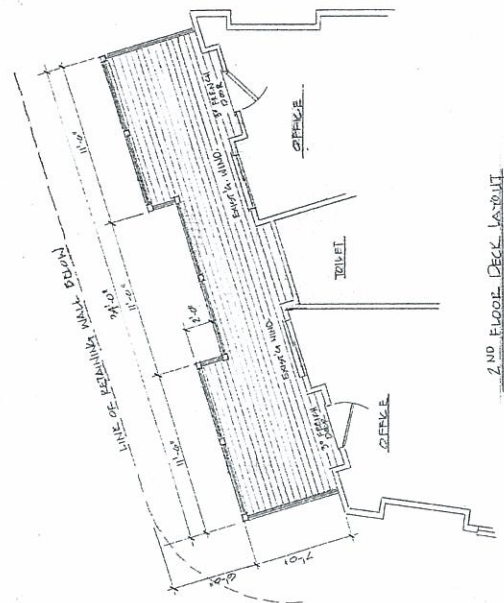
HIGH STREET ELEVATION  
1/4" = 1'-0"



SECTION  
1/4" = 1'-0"



GROUND FLOOR DECK LAYOUT  
1/4" = 1'-0"



2ND FLOOR DECK LAYOUT  
1/4" = 1'-0"





View looking west from High Street





View looking northwest from High Street



# EXHIBIT



# EXHIBIT A

## HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-04

### SHARIFIE DECK ADDITIONS (1215 HIGH STREET) – FILE HDR 13-02

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**Section 1.** The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of April 2, 2013 to consider a request for Historic Design Review Permit for property located at 1215 High Street (Sharifie Deck Additions) - **File HDR 13-02**

**Section 2.** The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the April 16, 2013 meeting.
2. Staff presentation at the public hearing held on April 16, 2013.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

**Section 3.** In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for the Sharifie Deck Additions (File HDR 13-02) subject to the following conditions:

1. The project is approved subject to **Exhibits B & C** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for this project is **April 16, 2013**. This project is approved for a period of two (2) years and shall expire on **April 16, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.
3. Construction for the deck additions and related modifications shall be consistent with the plans set forth in **Exhibits B & C**.
4. An additional Quoin corner shall be added to the south wall adjacent to the staircase. The 1 by 6 horizontal and diagonal siding shall also be removed consistent with the High

Street façade improvements. The improvements shall be shown on the plans prior to approval.

5. Prior to trimming of the Oak Tree, a Certified Arborist shall provide recommendation(s) on the tree trimming. The trimming of the tree shall be done under the supervision of a Certified Arborist in consultation with the Community Development Department.
6. Prior to construction, the applicant shall obtain the necessary building, electrical, plumbing and mechanical permits from the Community Development Department.
7. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

**Section 5.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby approves Historic Design Review 13-02, subject to the conditions listed above and carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PASSED, APPROVED AND ADOPTED** this 16<sup>nd</sup> day of April 2013.

\_\_\_\_\_  
Chairman, Historic Design Review Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department



## EXHIBIT B

### COMMERCIAL BUILDING REMODEL

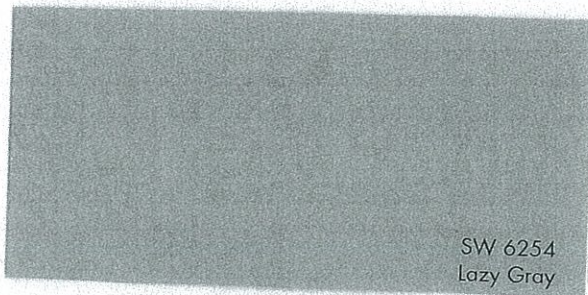
1215 HIGH ST. AUBURN, CA.

FOR

SHARIFIE HOMES

ROCKLIN, CA.

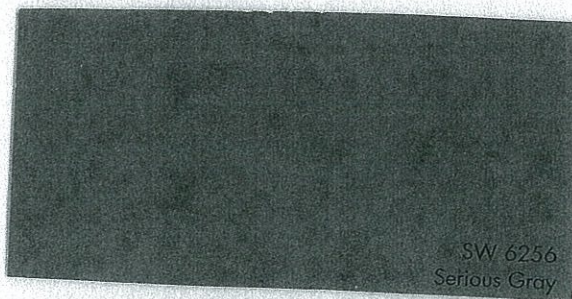
### COLOR SAMPLES



#### Main building color:

Sherwin-Williams SW6254 Lazy Gray.

Note: Building is currently covered in rough textured stucco with some diagonal 'Tudor' trim. Our proposal is to remove the diagonal trim (approx. 6 places) and re-paint the building in this Lazy gray color. Also, the under-deck lattice shall be painted in this color.



#### Trim color:

Sherwin-Williams SW6255 Serious Gray.

Note: Trim color to be applied to all exposed wood trim, fascias, gutters, downspouts and the new quions at the front corners of the building.



#### Deck and railing colors:

Note: The deck surface is to be light gray Trex decking, similar in color to the Lazy Gray color of the building. Metal railings will be factory painted in Gloss Black. The 2" x 6" top cap on the railing will be done with light gray Trex composite decking material.





## **CITY OF AUBURN**

**Staff Report: Historic Design Review**

**Commission & Planning Commission**

**Meeting Date: May 7, 2013**

**Prepared by: Lance E. Lowe, AICP, Associate Planner**

**ITEM NO.  
V-B**

**ITEM V-B: CONTINUED PUBLIC HEARING FOR HISTORIC DESIGN REVIEW –  
1273 HIGH STREET (LEADERSHIP AUBURN PROJECT  
FAIRGROUNDS ENTRYWAY IMPROVEMENTS) - FILE# HDR 13-03.**

**REQUEST:** The applicant requests approval of a Historic Design Review permit for the installation of an archway sign, which exceeds the height standards in the Downtown Historic Design Review District at 1273 High Street.

**RECOMMENDED MOTION:**

That the Historic Design Review Commission take the following action:

- A. Move to adopt HDRC Resolution No. 13-06 (**Exhibit A**) as presented or as modified by the Historic Design Review Commission, approving the design of the archway located at 1273 High Street, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
  2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
  3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

**ALTERNATIVE MOTION (DENIAL):**

- B. Move to direct staff to amend HDRC Resolution No. 13-06 for denial of the Historic Design Review Permit, based upon substantial evidence at the public hearing, for the Gold Country Fairgrounds located at 1273 High Street.

**BACKGROUND:**

Owner: Gold Country Fairgrounds (State of California); (530) 823-4533

Applicant: Mike Emmert on behalf of Leadership Auburn Class 2013

Location: 1273 High Street

Assessor's Parcel Number: 004-061-008

Lot Size: ±5,000 square feet (Entryway)

**Project Site:**

Zoning: Open Space Conservation (OSC)  
Existing Land Use: Gold Country Fairgrounds Entryway

**Surrounding Land Uses:**

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

**Surrounding Zone Districts:**

North:	OB	South:	OB
East:	OB	West:	OB

**BACKGROUND:**

The Historic Design Review and Planning Commission reviewed the Leadership Auburn Project on April 16, 2013 and, with exception of the archway sign Historic Design Review Permit, approved Variances and Historic Design Review Permits for the project.

In consideration of the archway sign, the Historic Design Review Commission continued the public hearing to the May 7, 2013 Historic Design Review Commission hearing and requested that the applicant and/or staff provide additional information on the following three (3) issues: 1) Re-confirm that the subject property located at 1273 High Street is not in the Historic Resources Survey conducted in 1986; 2) The applicant/staff provide a photograph of the old archway sign; and, 3) A scaled drawing be submitted for the proposed archway sign.

**ANALYSIS:**

For Historic Design Review Commission consideration further discussion of the three (3) aforementioned issues is as follows:

- 1) **Re-confirm that the subject property is not in the Historic Resources Survey conducted in 1986.**

At the April 16, 2013, Historic Design Review Commission Meeting, staff relayed that the subject property was not identified in the Historic Resources Survey. The HDRC requested that staff re-confirm that the property is not identified in the Historic Resources Survey considering that the property and/or improvements may fall within the period of significance. As directed by the HDRC, staff re-confirmed that the Gold Country Entry property located at 1273 High Street is not identified in the Historic Resources Survey conducted in 1986.

- 2) **The applicant/staff provide a photograph of the old archway sign;**

The applicant provided a photograph of the old archway architectural feature obtained from the Placer County Archives. However, the photograph is not date stamped and the applicant and staff have been unable to find any additional information as to when the photograph was taken.

Further, no definitive information has been found to indicate when the archway architectural feature was constructed.

From a fire department standpoint, the original sign would have to be elevated approximately 2.5 feet if it were to be replicated architecturally as the fire department requires a minimum fifteen (15') clearance for fire apparatus (**Attachment 1**).

**3) A scaled drawing be submitted for the archway sign.**

A scaled drawing has been provided by the applicant as requested. Upon further consideration of the scale of the proposed archway sign, the applicant agrees with the Historic Design Review Commission that the scale of the archway and lettering is not in proportion with the scale of the archway pilasters. Accordingly, the applicant has revised the archway sign thereby increasing the size of the archway and lettering from 8 inches to 18 inches in depth. Proposed font is "Impact" with 14 inch high letters powder coated and painted with "gold vein". The design and materials of the archway sign are attached herewith as **Attachment 2**.

**ENVIRONMENTAL DETERMINATION:**

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15311 (Accessory Structures - On-premise Signs) of the CEQA Guidelines.

**ATTACHMENTS**

1. Photograph of Original Archway Feature
2. Revised Arched Sign Scaled Drawing
3. Staff Report dated April 16, 2013 with the following Attachments & Exhibits:

**Attachments:**

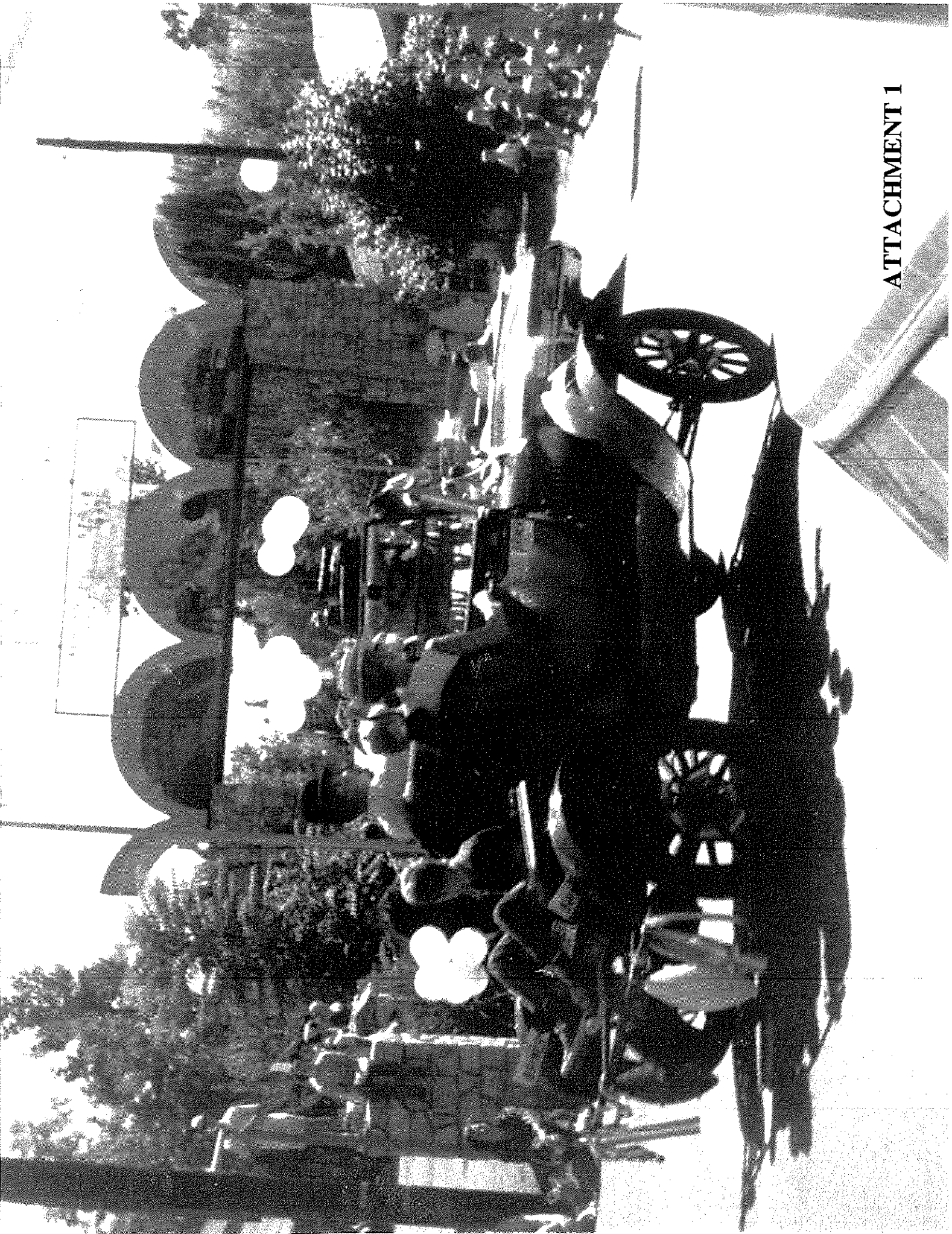
1. Vicinity Map
2. Aerial Photograph
3. Entryway Arch Signage
4. Entryway Arch Photo simulations
5. Donor Signage Site Plan
6. Donor Signage Example
7. PowerPoint Presentation (Leadership Auburn Class of 2013 Project – Gold Country Fairgrounds – Entry Improvements)

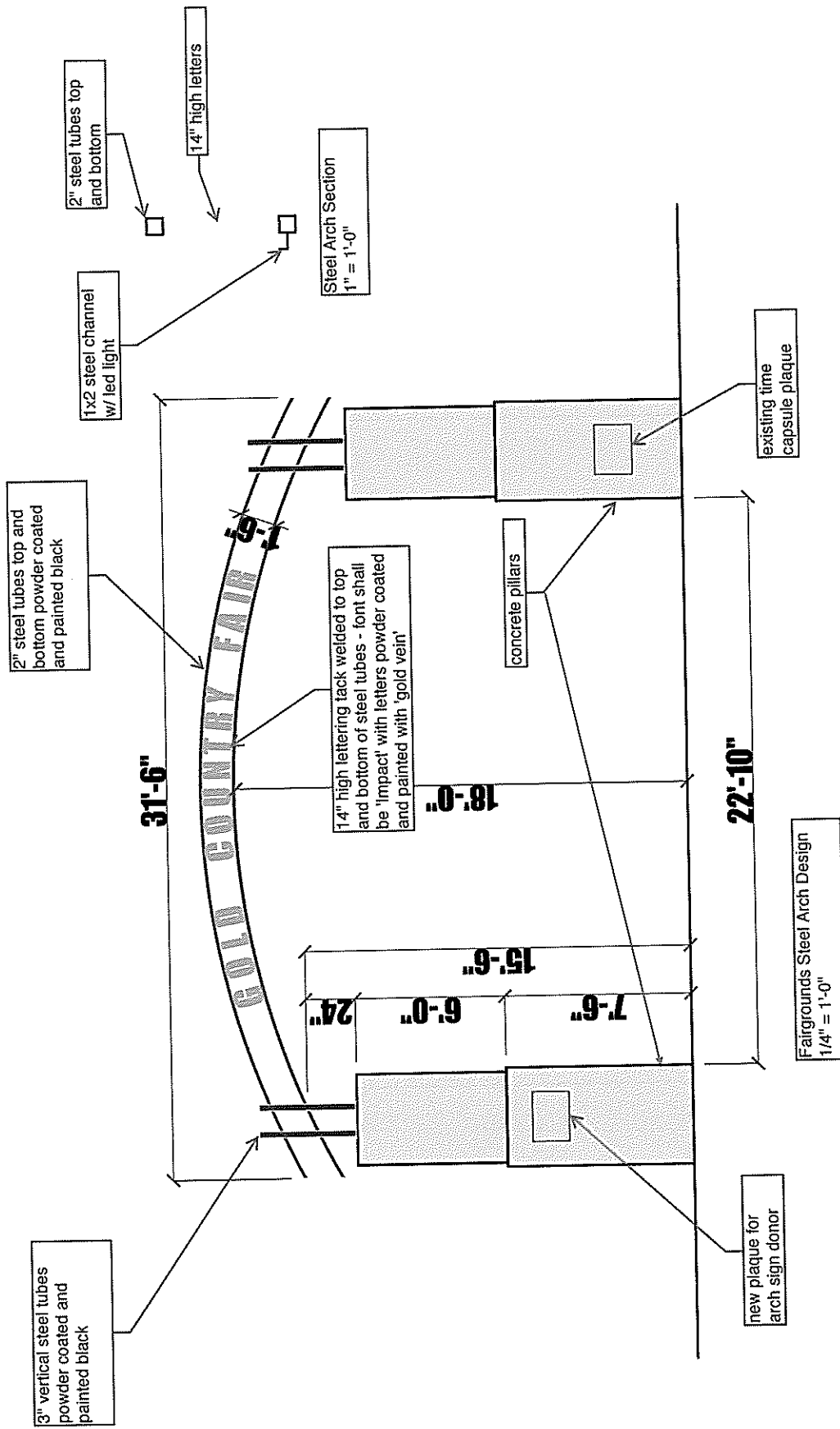
**Exhibits**

- A. HDRC Resolution 13-06 (Revised)

# ATTACHMENTS











## CITY OF AUBURN

Staff Report: Historic Design Review

Commission & Planning Commission

Meeting Date: April 16, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

ATTACHMENT 3

ITEM NO.  
VI-A

**ITEM VI-A: HISTORIC DESIGN REVIEW AND VARIANCE – 1273 HIGH STREET  
(LEADERSHIP AUBURN PROJECT FAIRGROUNDS ENTRYWAY  
IMPROVEMENTS) - FILE# HDR 13-03; VA 13-01.**

**REQUEST:** The applicant requests approval of a Historic Design Review permit as well as approval of a Variance application for the installation of additional freestanding signs and an archway sign, which exceeds the height standards in the Downtown Historic Design Review District at 1273 High Street.

**RECOMMENDED MOTION:**

That the Historic Design Review Commission take the following action:

- A. Move to adopt HDRC Resolution No. 13-06 (**Exhibit A**) as presented or as modified by the Historic Design Review Commission, approving the design of the archway and donor signs located at 1273 High Street, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
  2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
  3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

That the Planning Commission take the following action:

- B. Move to adopt Planning Commission Resolution No. 13-07 (**Exhibit B**) as presented or as modified by the Planning Commission, approving a Variance for additional freestanding signs and sign height located at 1273 High Street.
1. Adoption of a Categorical Exemption, prepared for the Variance as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
  2. Adoption of Findings of Fact for approval of the Variance as presented in the Staff Report; and,

3. Approval of the Variance in accordance with the Conditions of Approval as presented in the Staff Report.

**ALTERNATIVE MOTION (DENIAL):**

- C. Move to direct staff to amend HDRC Resolution No. 13-06 and Planning Commission Resolution No. 13-07 for denial of the Historic Design Review Permit and Variance, based upon substantial evidence at the public hearing, for the Gold Country Fairgrounds located at 1273 High Street.

**BACKGROUND:**

Owner: Gold Country Fairgrounds (State of California); (530) 823-4533

Applicant: Mike Emmert on behalf of Leadership Auburn Class 2013

Location: 1273 High Street (**Attachments 1 & 2**)

Assessor's Parcel Number: 004-061-008

Lot Size: ±5,000 square feet (Entryway)

Project Site:

Zoning:	Open Space Conservation (OSC)
Existing Land Use:	Gold Country Fairgrounds Entryway

Surrounding Land Uses:

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

Surrounding Zone Districts:

North:	OB	South:	OB
East:	OB	West:	OB

**BACKGROUND:**

Leadership Auburn representatives met with Community Development and Public Works staff in January to discuss the Leadership Auburn Class 2013 – Gold Country Fairgrounds Entryway Improvements Project.

The Community Development and Public Works Department administratively approved a free standing monument sign and improvement plans for Leadership Auburn.

The City Council received a presentation on March 25 by the Leadership Auburn Class of 2013 Project. The City Council subsequently waived the application fees for the Leadership Auburn project on April 8, 2013.



## PROJECT DESCRIPTION:

The Leadership Auburn Class of 2013 proposes to beautify the Gold Country Fairgrounds Entryway. The Gold Country Fairgrounds Entryway Improvement project includes:

- Accessible curb cuts at both sides of the entryway along High Street;
- Brick pavers, concrete paving and slurry seal;
- Landscaping;
- Signage; and,
- Benches

The entryway to the Gold Country Fairgrounds is in the Downtown Historic Design Review District. With the exception of the steel archway sign and Donor signage, the above noted improvements can be approved administratively by Community Development Department and Public Works staff. However, the steel archway sign and Donor signs require Historic Design Review Commission approval of the design and Planning Commission approval of a Variance. The steel archway sign and donor signs are additional freestanding signs on the property frontage. The steel archway sign also exceeds the maximum 10 foot height standard for freestanding signs in the Downtown Historic District. Accordingly, a Variance is required on two accounts. First, to allow construction of a multiple freestanding signs along the High Street property frontage; and, Secondly, to allow a sign in excess of the freestanding height standards of 10 feet in the Downtown Historic District.

## ANALYSIS:

*Historic Design Review* – Historic Design Review Commission approval is required for the proposed archway sign and donor sign as the subject property is located in the Downtown Design Review District. The HDRC had previously granted staff the authority to approve signs. However, considering that the proposed archway sign and Donor Sign require a Variance as discussed below, Historic Design Review Commission is required.

The proposed archway sign will span from the existing pilasters that frame the High Street entrance. The existing pilasters are spaced 25 feet 5 inches from center to center. The archway sign will be constructed of 2 inch by 2 inch by .120 gauge wall tube construction with 8 inch “Gold Country Fairgrounds” letters. LED sign lights are proposed along the tubing. The archway will be attached to the pilasters by 3 ½ inch schedule 40 iron pipe for each pilaster (**Attachments 3 – 4**).

There will be four pedestrian mounted donor signs labeled Jade, Ruby, Gold, and Diamond denoting the donation(s) amounts (**Attachment 5**). The donor signs will include the donor’s name. The pedestrian mounted donor signs will 2 feet by 4 feet in dimension mounted at a 45 degree angle for viewing. An example of the donor signs is illustrated in **Attachment 6**.

The City of Auburn Historical Preservation Architectural Design Guidelines allows a variety of signs provided they are of professional quality, and are befitting of the property and surrounding area. The Leadership Auburn 2013 Class has provided a photo simulation showing the proposed signage and project (**Attachment 7**).

In accordance with the Historic Design Guidelines, colors should be true, not synthetic (artificial or chemically created) colors and should be harmonious with colors used on neighboring buildings (HPADG page 29). The proposed gold archway sign color is a true color consistent with the Historic Design Guidelines. The donor signs colors are likewise true colors, but will not be visible from the public way. The sign materials and colors are consistent with the Historic Preservation Architectural Design Guidelines.

It is staff's opinion that the proposed signage improvements will enhance the building façade; are compatible with the subject building colors and materials and the surrounding buildings; and are consistent with the Historic Architectural Design Guidelines. Based on this information, staff is supportive of the applicant's proposal subject to the proposed conditions of approval.

*Variance* – Leadership Auburn Class of 2013 is requesting approval of a Variance to deviate from the City sign standards on two accounts. First, to allow construction of additional freestanding signs on the High Street property frontage; and, Secondly, to allow a sign in excess of the freestanding height standards of 10 feet in the Downtown Historic Design Review District.

According to the City's newly adopted Sign regulations which became effective in December of last year, the sign ordinance allows only one freestanding sign per individual use and limits the height of a freestanding sign in the Old Town and Downtown Historic Design Review Districts to ten (10) feet. Specifically, in accordance with Section 159.195 (G) Freestanding Sign standards are as follows:

**§159.195 (G) Freestanding Signs For Individual Uses.**

- (1) *Number.* Each individual use may erect and maintain one freestanding sign, regardless of whether a use is conducted on more than one contiguous parcel.
- (2) *Location.* No more than one sign shall be placed on each street, unless additional signs are approved pursuant to subsection (a) above. All signs are subject to the requirements of the clear vision triangle.
- (3) *Height.*
  - (a) *Citywide.* The maximum height shall be 15 feet, except as otherwise provided by this Chapter.
  - (b) *Oldtown and Downtown Historic Design Review Districts.* The maximum height shall be 10 feet.
  - (c) *Highway 49/Elm Commercial Area.* The maximum height shall be 25 feet for properties located within the areas delineated on a map maintained by the Community Development Department. the map may be amended by resolution of the City Council.
- (4) *Area.* The maximum allowable sign area shall be 40 square feet. The maximum sign area may be increased to 60 square feet for a lot with a street frontage of at least 200 feet. The maximum sign area may be increased to 80 square feet for a lot with a street frontage of at least 300 feet. The area of the sign is determined based on the length of the frontage on which the sign is placed.



It is staff's opinion that special circumstances are applicable to the subject property as this is a beautification project for the Gold Country Fairgrounds. Staff therefore supports the request for a Variance for the additional archway and donor signs and height of the proposed signage.

#### **ENVIRONMENTAL DETERMINATION:**

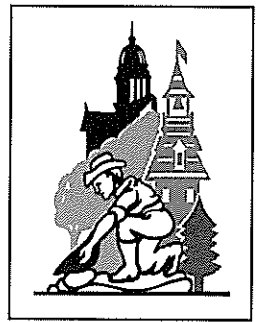
This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15311 (Accessory Structures - On-premise Sign) of the CEQA Guidelines.

#### **ATTACHMENTS**

1. Vicinity Map
2. Aerial Photograph
3. Entryway Arch Signage
4. Entryway Arch Photo simulations
5. Donor Signage Site Plan
6. Donor Signage Example
7. PowerPoint Presentation (Leadership Auburn Class 2013 Project – Gold Country Fairgrounds – Entry Improvements)

#### **EXHIBITS**

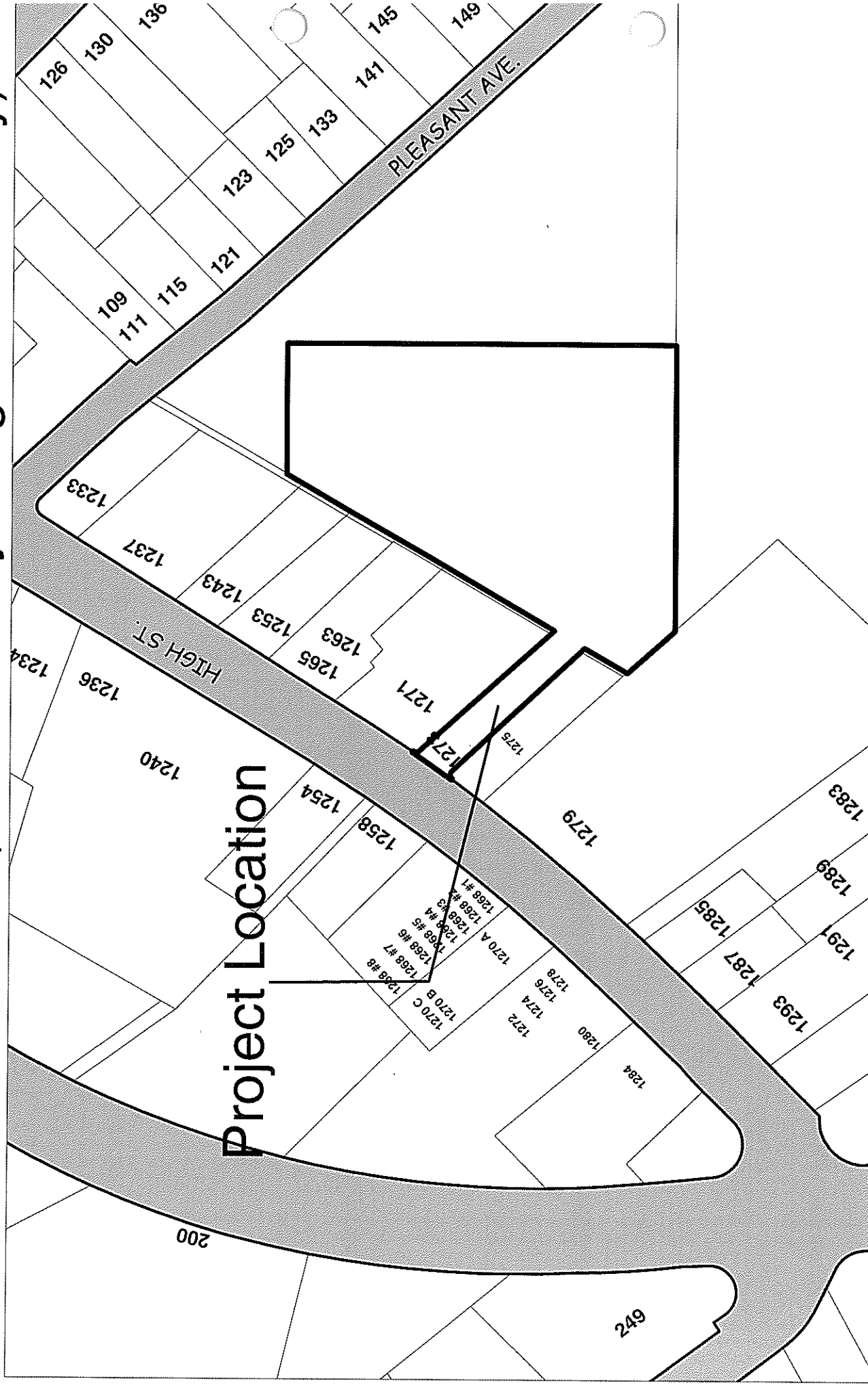
- A. HDRC Resolution 13-06
- B. PC Resolution 13-07



# ATTACHMENTS



# Project Location



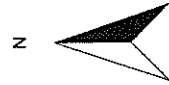
# ATTACHMENT 1



# 1273 High Street (Gold Country Fairgrounds Entry)



ATTACHMENT 2





26 ft. 5 in.

GOLD COUNTRY 332191R

LED Sign Lights (along tubing)

12" Letters

2" X 2" X .120

Wall Tube Construction

8" X 8" X .250 Tube

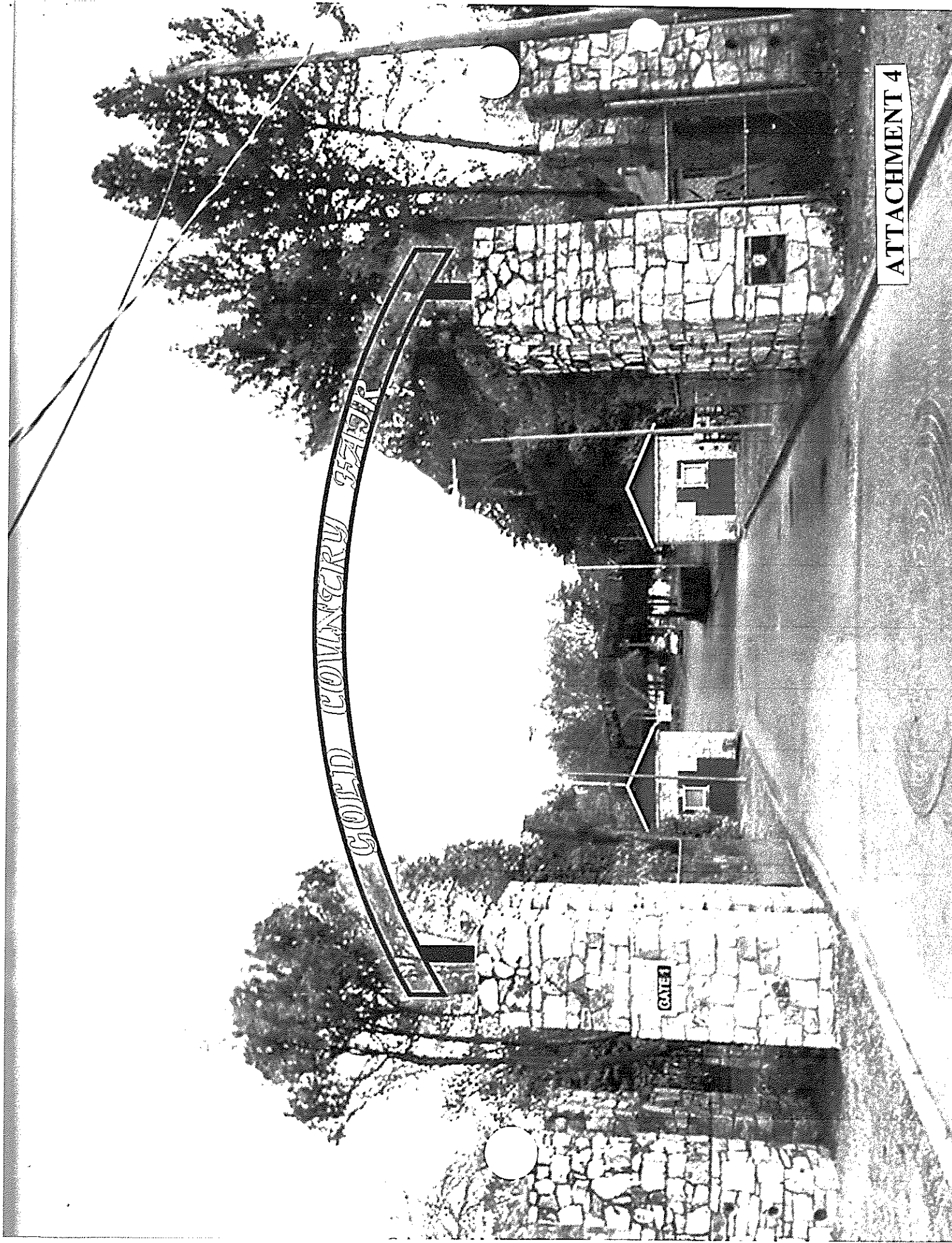
18 ft.  
Variable

15 ft.

13 ft. 5 in.

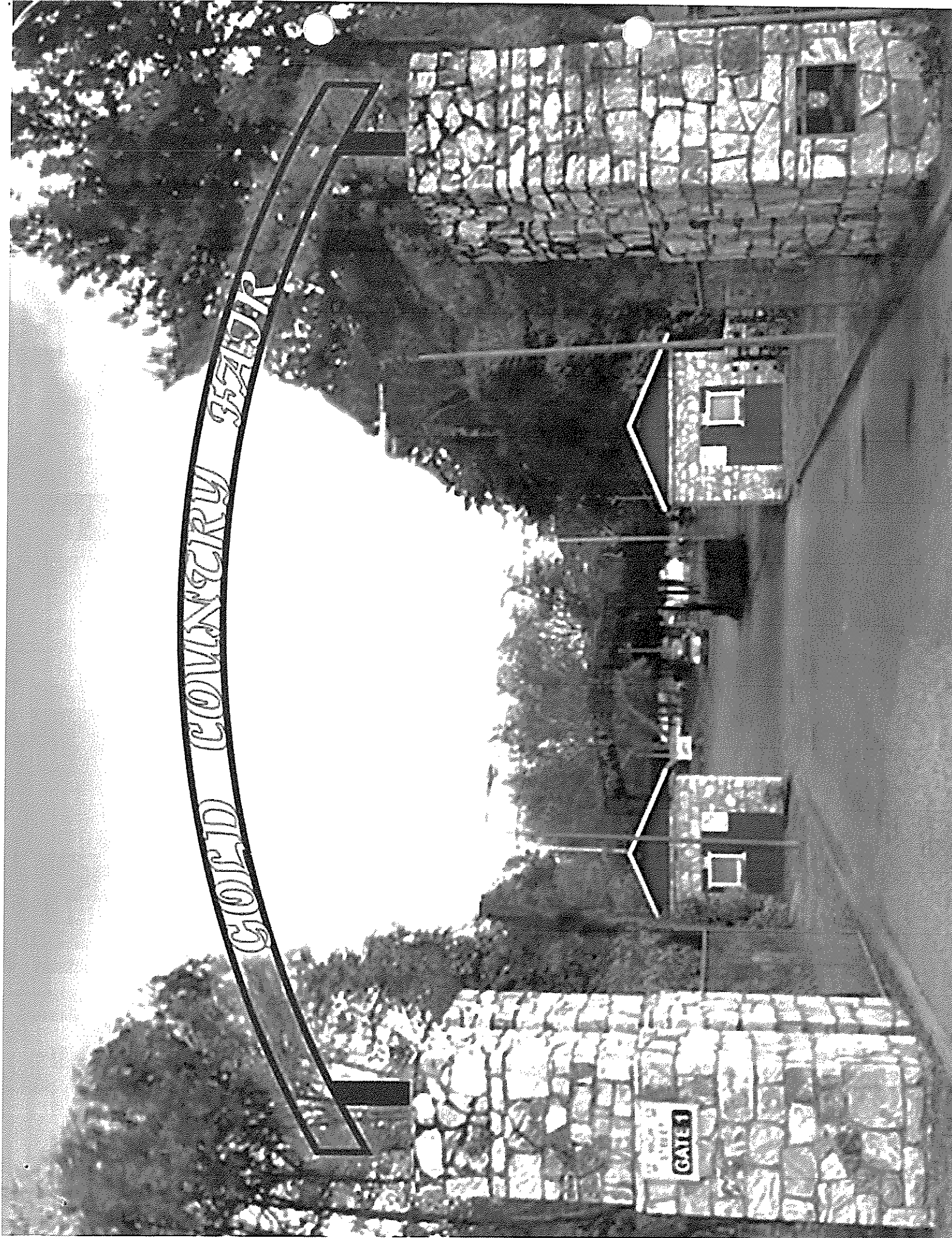
ATTACHMENT 3

20 ft. 7 in.  
Pavement



ATTACHMENT 4






**GOLD**

**CLUB DONORS**

\$1000. OR MORE:

Sign Sponsor: Magna Aliquam


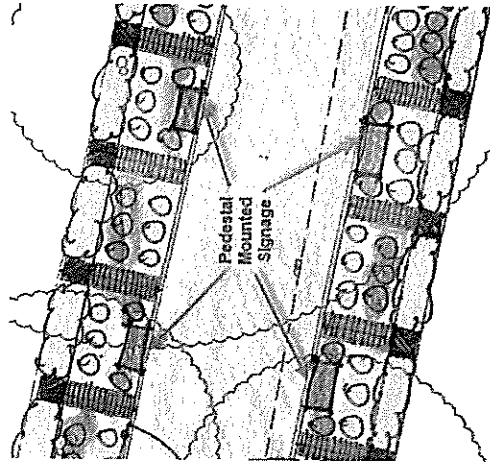


**JADE**

**CLUB DONORS**

\$250 OR MORE:

Sign Sponsor: Magna Aliquam

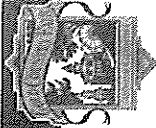



**DIAMOND**

**CLUB DONORS**

MATERIALS & LABOR:

Sign Sponsor: Magna Aliquam




**RUBY**

**CLUB DONORS**

\$500. OR MORE:

Sign Sponsor: Magna Aliquam



## Donor Signage



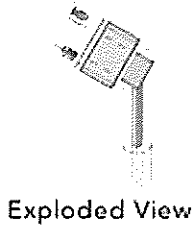
ATTACHMENT 5

# Gold Country Fairgrounds - Entry Improvements

## Leadership Auburn Class of 2013



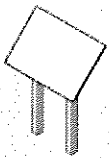
# SLIMLINE Low Profile Models



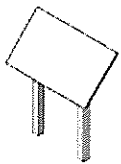
1824 SL SLP-AL



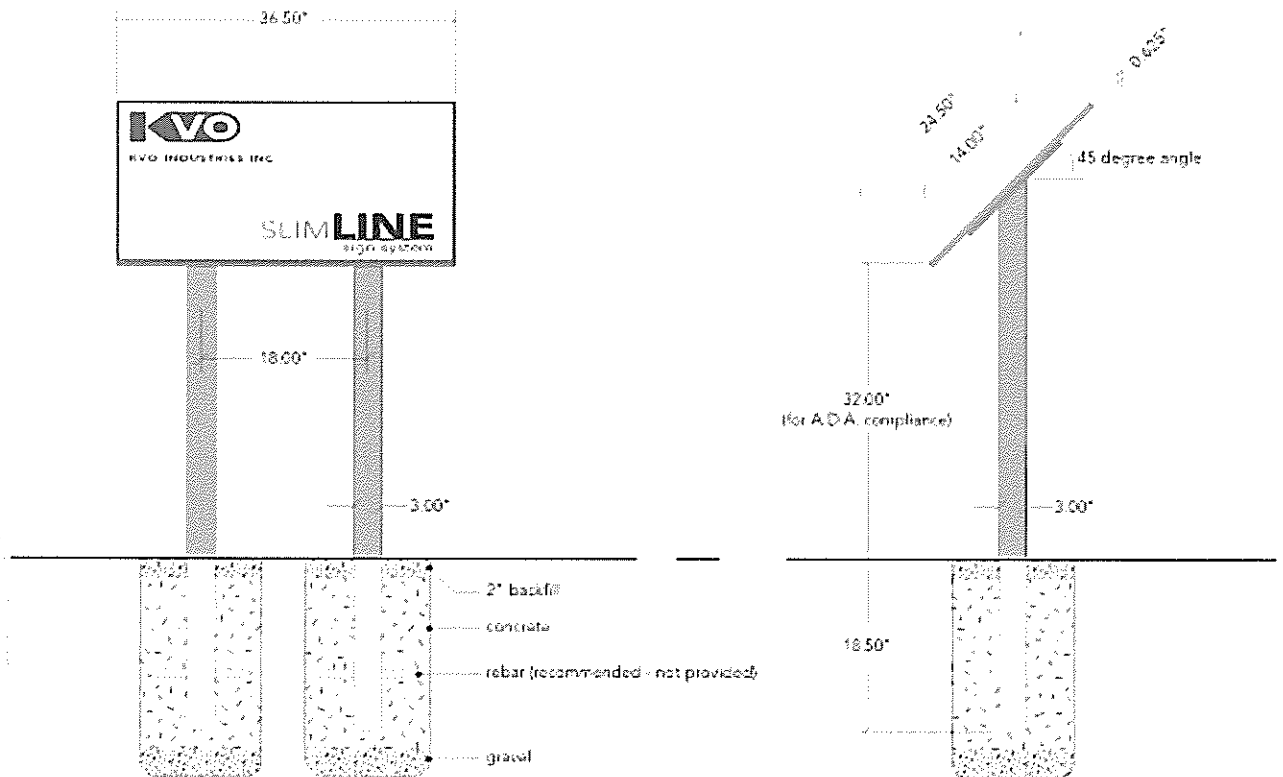
2418 SL SLP-AL



3624 SL DLP-AL



4224 SL DLP-AL



## 36 x 24 Double Leg Pedestal

Product ID:	<b>3624 SL DLP-AL</b>
Frame dimensions:	36.5" x 24.5"
Graphic panel dimensions:	36" x 24"
Construction:	aluminum (standard), Corten weathering steel (optional)
Finish:	powder coat (aluminum) rust and waxed (Corten steel)

## ATTACHMENT 6



4 ft

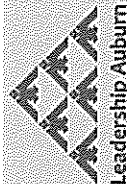
# CLUB DONORS

**MATERIALS & LABOR:**



# DIAMOND

**Sign Sponsor: Magna Aliquam**



2 ft.

4 ft

# CLUB DONORS



**\$1000. OR MORE:**

# GOLD

2 ft.

**Sign Sponsor: Magna Aliquam**



4 ft

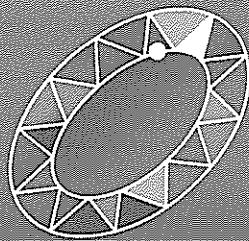
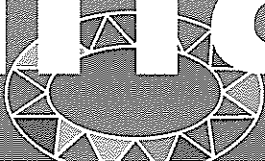
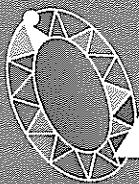
# CLUB DONORS

**\$500. OR MORE:**

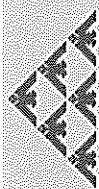


2 ft.

# RUBY



**Sign Sponsor: Magna Aliquam**



Leadership Auburn



4 ft

# CLUB DONORS

\$250 OR MORE:

# JADF



2 ft.

Sign Sponsor: Magna Aliquam



# Gold Country Fairgrounds Entry Improvements

## Presenters

- **Don Ales**  
Sierra Steam Way
- **Cody Carpino**  
NTD Architecture
- **Mike Emmert**  
Site Seer

## Leadership Auburn – Class of 2013

Don Ales	Monique Margaux
Cody Carpino	Terry Mornin
Mike Carson	Preston Marx
Tami Caufield	Jon Richter
Mike Emmert	John Ruffcorn
Herman Gallegos	Fred Smith
Kevin Kemper	Debbie Thomas
Dan King	Wayne Trimble
Jared LaLonde	



**Project Site**

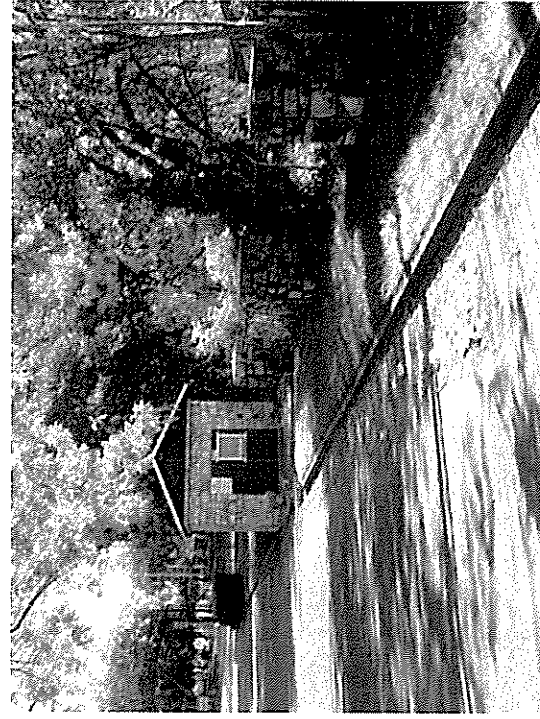
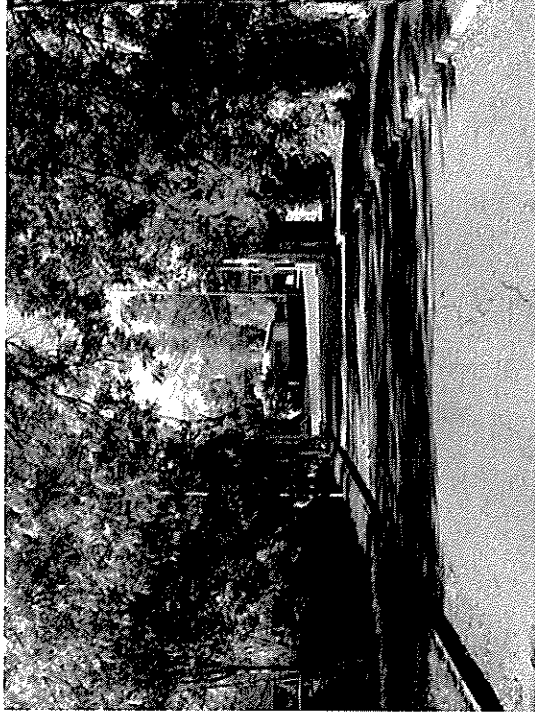


ATTACHMENT 7

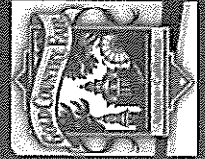
## Gold Country Fairgrounds - Entry Improvements

Leadership Auburn Class of 2013



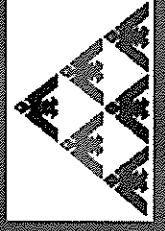


**Existing Site Photos**

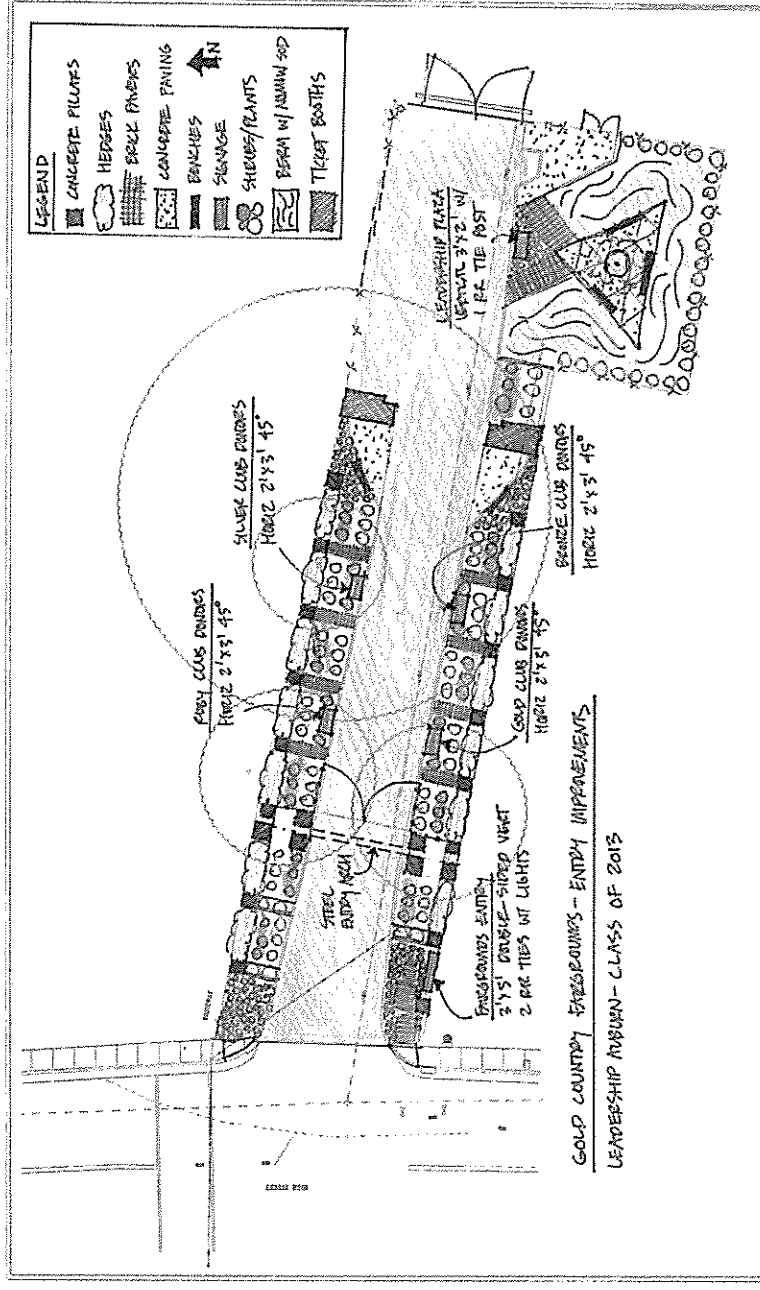


# Gold Country Fairgrounds - Entry Improvements

Leadership Auburn Class of 2013







Overall Site Plan

## Scope of Work

- Steel Archway
- Landscaping
- Signage
- Brick Pavers
- Concrete Paving
- Slurry Seal
- Steel Log Poles
- Benches
- ADA Curb Cuts



# Gold Country Fairgrounds - Entry Improvements

Leadership Auburn Class of 2013



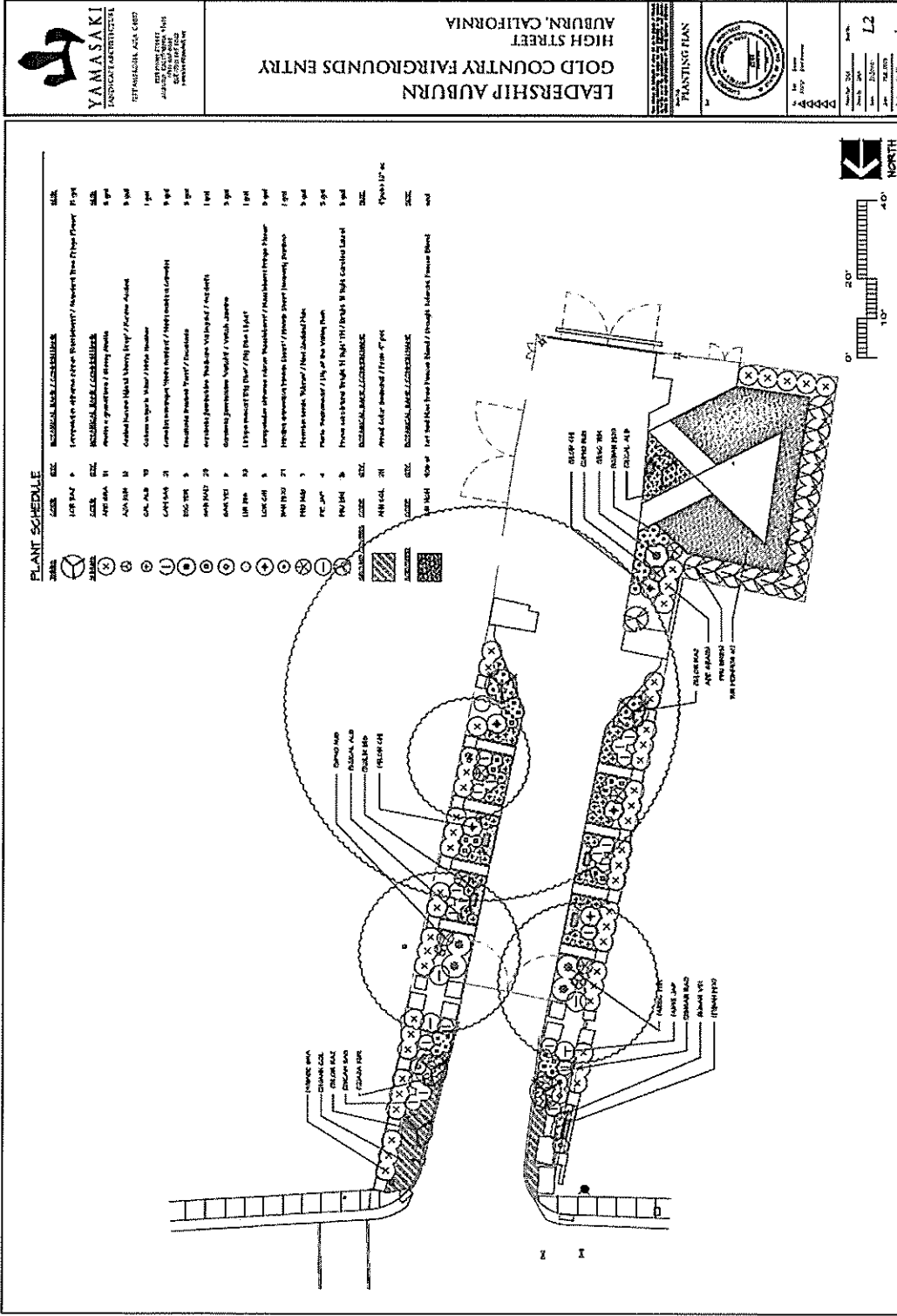


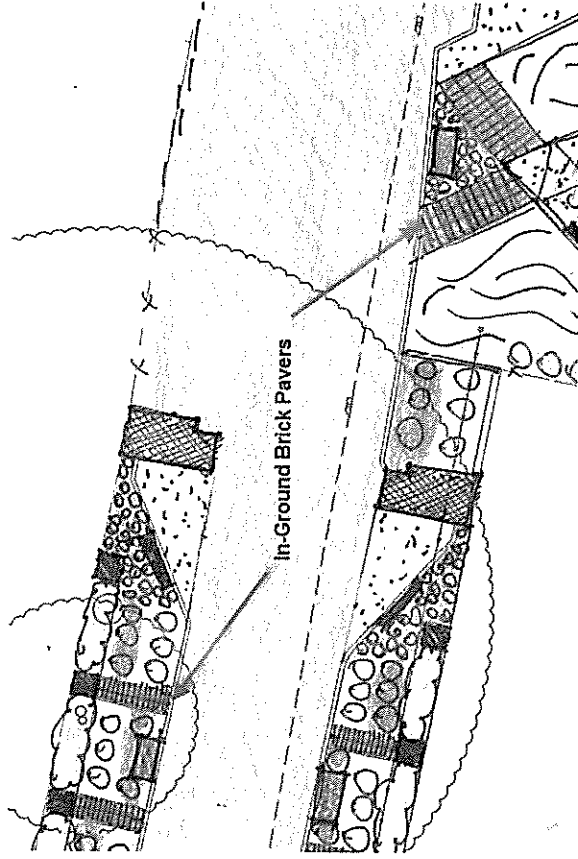
# Gold Country Fairgrounds - Entry Improvements

Leadership Auburn Class of 2013



## Landscape Plan



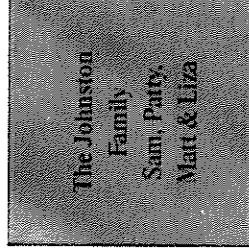
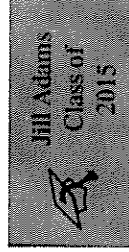


## Brick Pavers

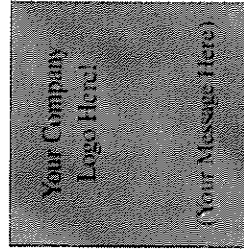
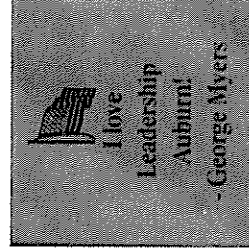
## ENGRAVED BRICKS



**4x8 Brick**  
**\$100**



**8x8 Brick**  
**\$200**



**8x8 Brick with  
Custom Logo**  
**\$250**

<https://leadershipauburn.engravedbricks.com/>



## Gold Country Fairgrounds - Entry Improvements

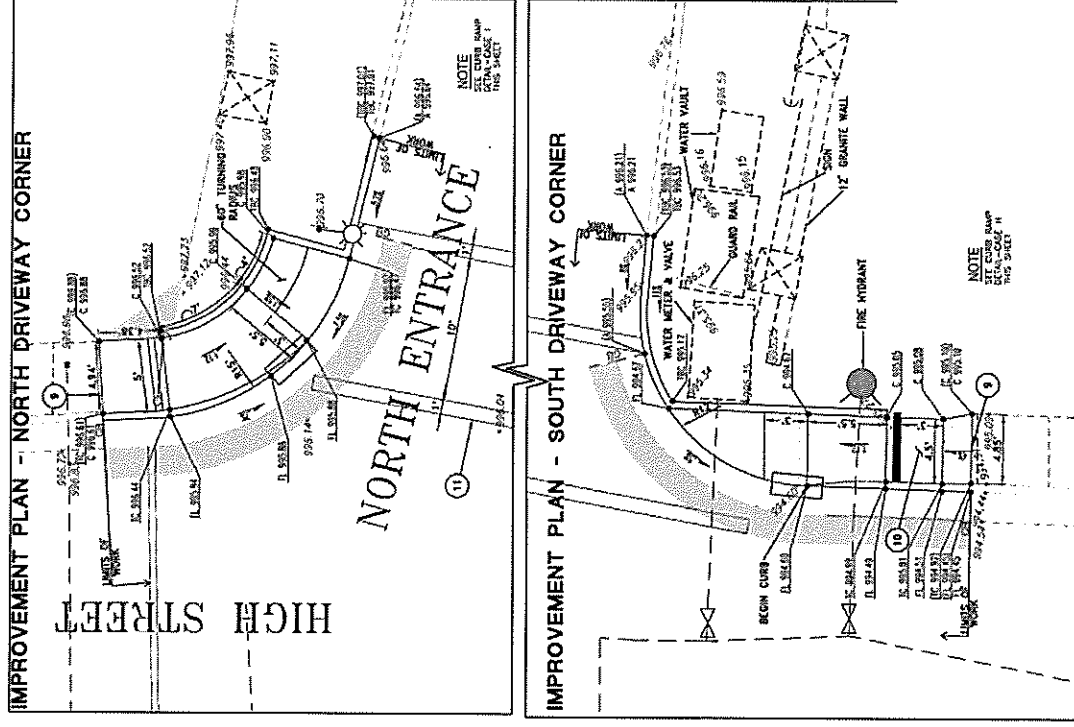
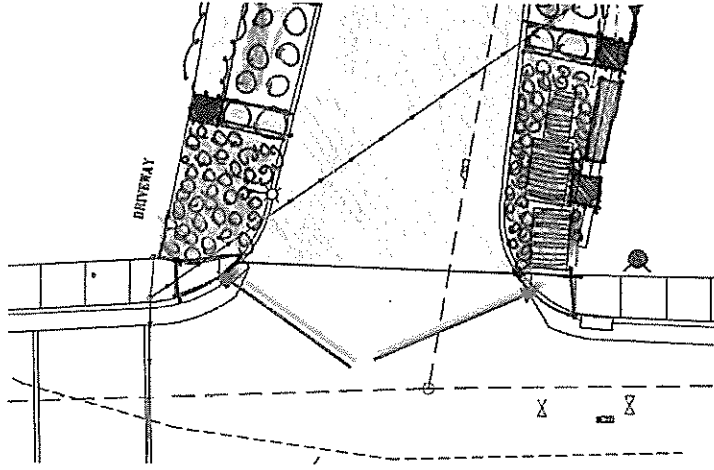
Leadership Auburn Class of 2013







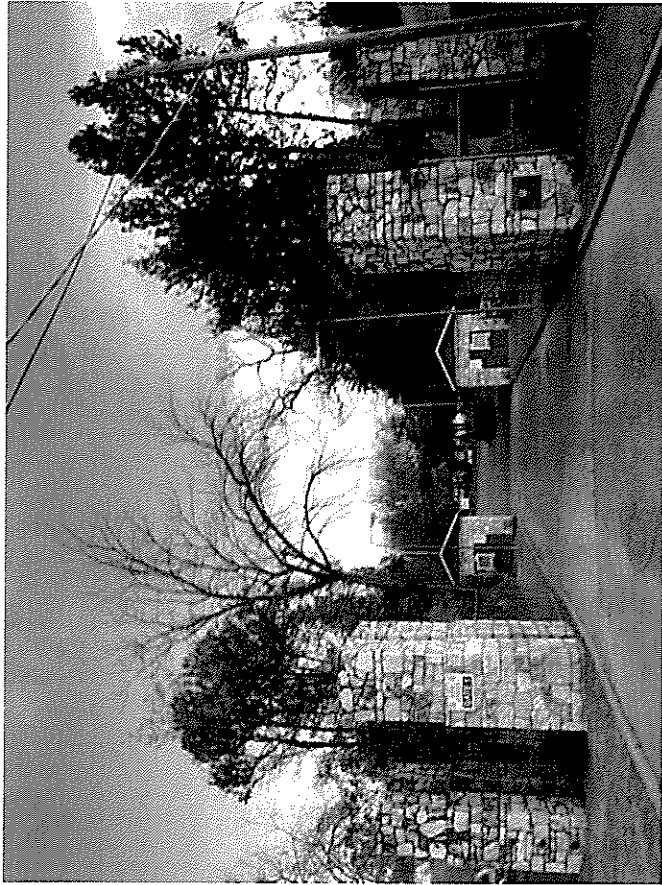
Accessible Curb Cuts



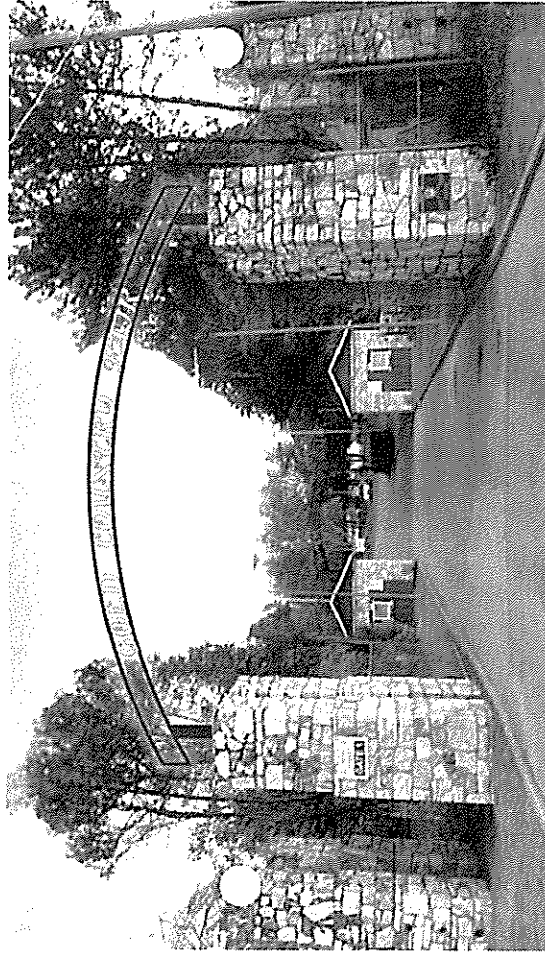
# Gold Country Fairgrounds - Entry Improvements

## Leadership Auburn Class of 2013





Before



After

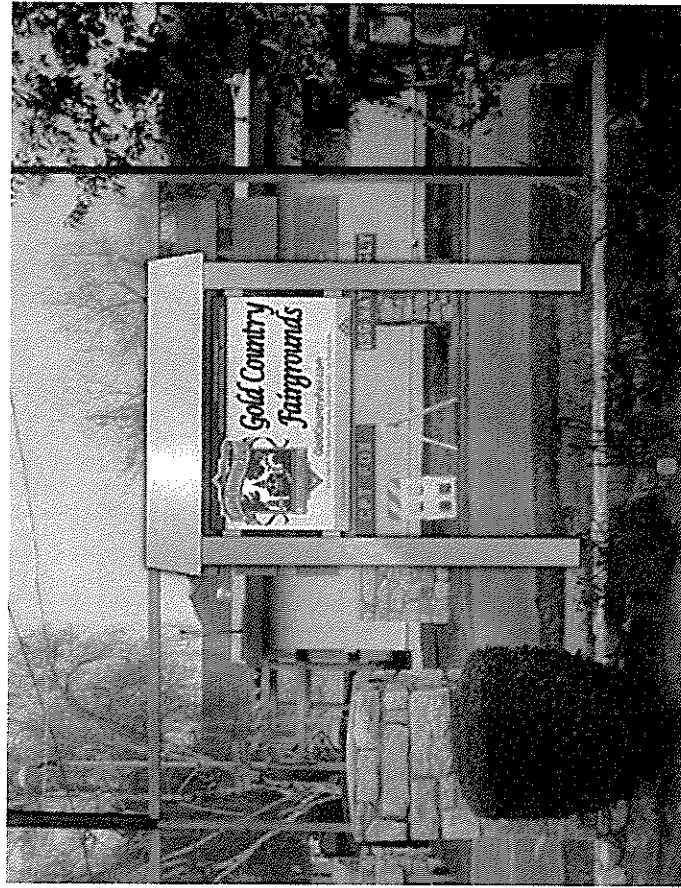
## Steel Archway Signage



# Gold Country Fairgrounds - Entry Improvements

## Leadership Auburn Class of 2013





**Entry Signage off High Street**

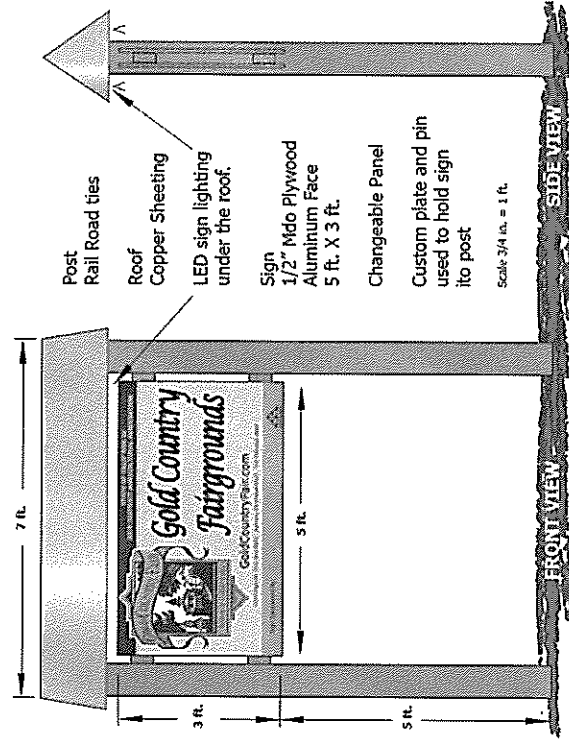
STATE OF CALIFORNIA  
20TH DISTRICT AGRICULTURAL ASSOCIATION

**Gold Country Fairgrounds**

**GoldCountryFair.com**

1273 High St. P.O. Box 5527 Auburn, CA 95604-5527 Tel 530.323.4530

Sign Sponsored By:



# Gold Country Fairgrounds - Entry Improvements

## Leadership Auburn Class of 2013





# CLUB DONORS

\$1000. OR MORE:

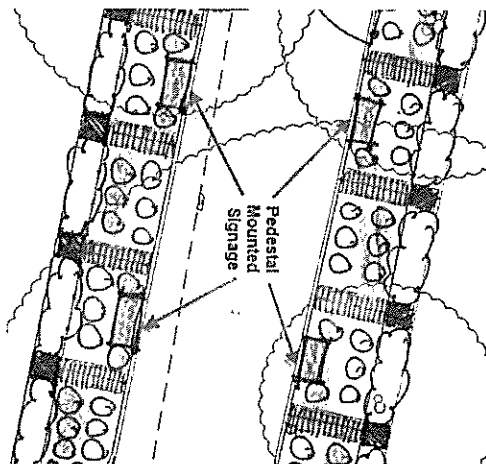


Sign Sponsor: Magna Aliquam



# CLUB DONORS

\$250 OR MORE:



Sign Sponsor: Magna Aliquam



Donor Signage

# CLUB DONORS

MATERIALS & LABOR:



Sign Sponsor: Magna Aliquam



# CLUB DONORS

\$500. OR MORE:



Sign Sponsor: Magna Aliquam



JADE

RUBY

DIAMOND

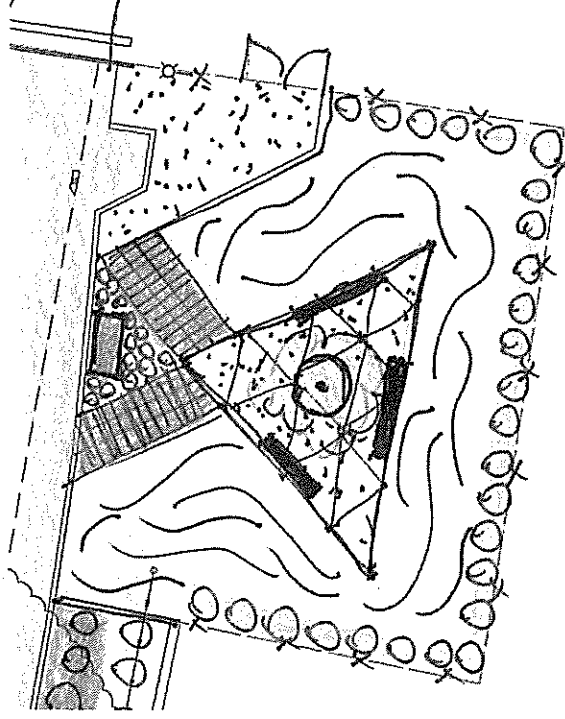


Gold Country Fairgrounds - Entry Improvements  
Leadership Auburn Class of 2013





**Leadership Plaza**



# Gold Country Fairgrounds - Entry Improvements

## Leadership Auburn Class of 2013

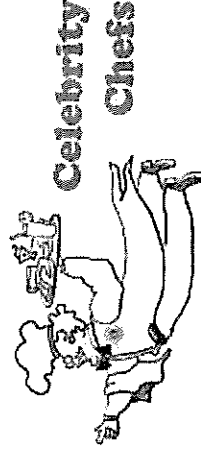
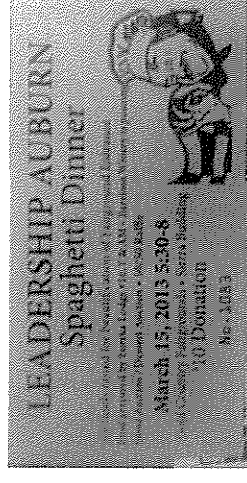






## Community Support

- Eisle's – Landscaping
- Home Depot – Irrigation and Tools
- Yamasaki Landscaping – Landscape/Irrigation Design
- Wood Rodgers – Civil Survey and Plans
- Sierra Striping – Slurry Seal Coats
- Sparkle Wash – Power Wash Site
- Fuel Wood Cutting – Tree Trimming
- Auburn Ironworks – Steel Arch Design / Fabrication
- 49er Lions – Celebrity Chef
- Masonic Temple – Spaghetti Feed
- On-Going List with Several Others



## Gold Country Fairgrounds - Entry Improvements

Leadership Auburn Class of 2013

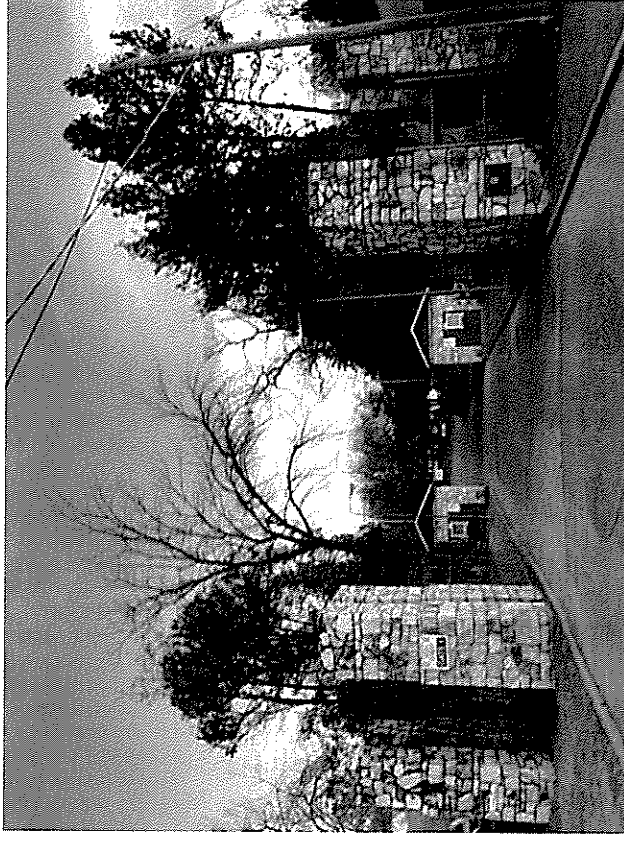


## Schedule and Milestones

Cleanup and Site Preparation – March/April 2013

- Tree Pruning
  - Shrub, Ivy, and General Demolition
- New Construction – May/June 2013
- Concrete Paving and Brick Pavers
  - Landscaping and Irrigation
  - Steel Archway and Signage
  - Steel Log Poles
  - Benches

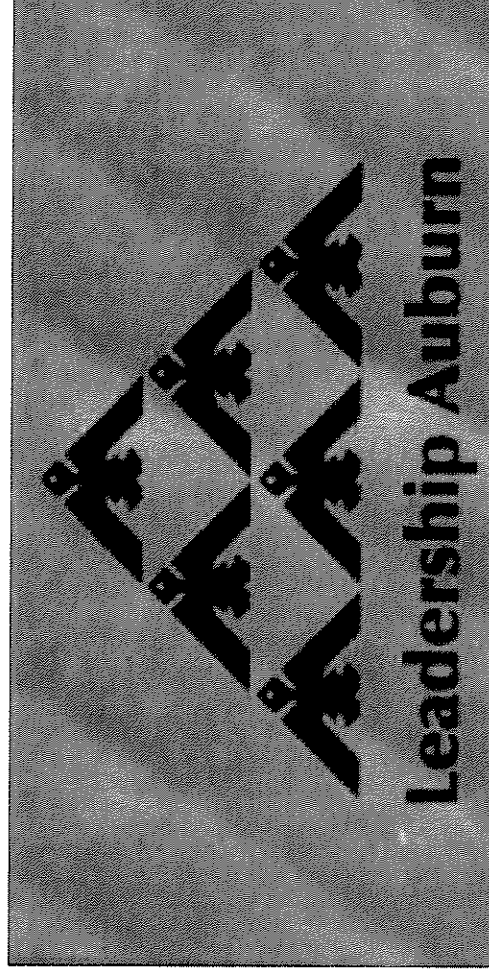
Completion – June 28, 2013



# Gold Country Fairgrounds - Entry Improvements

Leadership Auburn Class of 2013





Comments / Questions?

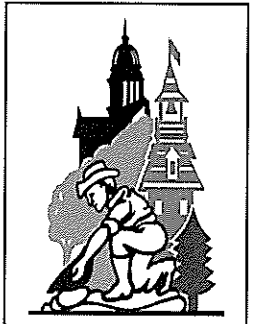


**Gold Country Fairgrounds - Entry Improvements**  
Leadership Auburn Class of 2013





# EXHIBITS



## EXHIBIT B

### HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-07 LEADERSHIP AUBURN CLASS 2013 – GOLD COUNTRY FAIRGROUNDS ENTRY IMPROVEMENTS (1273 HIGH STREET) – FILE HDR 13-03

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**Section 1.** The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of May 7, 2013 to consider a request for Historic Design Review Permit for property located at 1273 High Street (Gold Country Fairgrounds) for an archway sign - **File HDR 13-03.**

**Section 2.** The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the May 7, 2013 meeting.
2. Staff presentation at the public hearing held on May 7, 2013.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

**Section 3.** In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for the Gold Country Fairgrounds (File HDR 13-03) subject to the following conditions:

1. The project is approved subject to **Attachments 1–7** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for this project is **May 7, 2013**. This project is approved for a period of two years and shall expire on **May 7, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.
3. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim,

lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

**Section 5.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby approves Historic Design Review, subject to the conditions listed above and carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of May 2013.

\_\_\_\_\_  
Chairman, Historic Design Review Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department





# *Memorandum*

**City of Auburn  
Community Development  
Department**

<b>To:</b>	Historic Design Review Commission
<b>From:</b>	Will Wong, Community Development Department
<b>Date:</b>	May 7, 2013
<b>Subject:</b>	Commission Powers and Duties Ad Hoc Committee Discussion Pursuant to Section 159.496 (A)(5).

The Historic Design Review Commission Ad Hoc Committee will discuss Powers and Duties pursuant to Section 159.496 (A)(5).

Attached herewith is Historic Preservation Section 159.496 (A)(5).

Commissioners Willick and Combs met for a Duty #5 workshop to discuss various strategies as to how the Commission might implement a program to render advice and guidance on the restoration, alteration, decoration, landscaping or maintenance of any cultural resource.

We reviewed the quantity of materials collected by Commissioner Willick from the Community development department. The information consisted of copies of the City of Auburn's *Historic Preservation Architectural Design Guidelines*, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and copies of numerous National Park Service technical bulletins pertaining to various aspects of the restoration and maintenance of historic properties. The NPS material had been collected from the NPS website from about 2004-2007. The about materials contained adequate information to answer most questions property owners might ask pertaining to the maintenance of their historic properties.

Strategies discussed that would disseminate this material to interested property owners included:

- Create a page on the City of Auburn website that would give an overview of historic preservation and discuss the advantages to property owners for maintaining their historic properties. It would also provide links to the *Historic Preservation Architectural Design Guidelines*, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, the numerous NPS technical bulletins available to help guide work on historic properties and any other pertinent sites we may locate.
- Create a brochure containing the above information that could be easily handed out to interested property owners that contacted the City for information.
- Create a binder of collected information that could be copied and distributed to property owners that contacted the City.

As Commissioners Green and Luebkehan could not attend the workshop, it was decided to hold an additional meeting so we might have the input of all committee members. The additional meeting has yet to be scheduled.



**§ 159.494 HISTORIC DESIGN REVIEW COMMISSION; CREATION, MEMBERSHIP, AND TERMS OF OFFICE.**

(A) *Established.* There is hereby established a Historic Design Review Commission (HDRC).

(B) *Membership.* The Historic Design Review Commission shall consist of 9 members, including the 5 members of the Planning Commission and 4 at-large members.

(C) *Minimum qualifications: At-large members.* The at-large membership of the Commission shall consist of the following:

- (1) One architect.
- (2) One member of an historical society.
- (3) One real property owner or business owner from the Downtown Historic District.
- (4) One real property owner or business owner from the Old Town Historic District.
- (5) The representatives from the Downtown Historic District and Old Town Historic District shall be nominated by the Downtown Business Association or Old Town Business Association, respectively.

(D) *Appointment and terms of office: At-large members.* At large members shall be appointed by a majority of the Council and shall serve a 4 year period. The Council shall appoint 2 at large members to 2-year terms at the time of the initial appointment of at-large members.

(E) *Attendance.* In the event a member fails to attend a total of 3 or more HDRC meetings during a calendar year, the City Council may declare the office of the member vacant. In the event an HDRC office is declared vacant, the appointment of a successor shall be made for such unexpired term in the manner provided in this section.

(F) *Vacancies.* If the office of a member of the Historic Design Review Commission becomes vacant, the City Council shall fill the vacancy by appointing a Commission member whose term shall run the unexpired term of the former incumbent.  
(Ord. 04-8, eff. 11-15-2004)

**§ 159.495 HISTORIC DESIGN REVIEW COMMISSION; PRACTICES AND PROCEDURES.**

(A) *Quorum.* Five voting members of the Historic Design Review Commission shall constitute a quorum with a majority vote of the members present required for passage of any action item.

(B) *Officers.* The chairperson and vice-chairperson of the Planning Commission shall serve as the chair and vice-chair of the Historic Design Review Commission.

(C) *Staff.* The Community Development Department shall act as staff to the Historic Design Review Commission.

(D) *Annual review.* The Historic Design Review Commission shall, at least once per year, conduct a review of its operations and procedures, and make recommendations to the City Council for improvements thereof.  
(Ord. 04-8, eff. 11-15-2004)

**§ 159.496 HISTORIC DESIGN REVIEW COMMISSION (HDRC); POWERS AND DUTIES.**

(A) The Historic Design Review Commission shall have the following powers and duties:

(1) To adopt rules of procedure for the conduct of its business in accordance with the provisions of this subchapter;

(2) Act in an advisory capacity to the City Council in all matters pertaining to historic resources and districts;



(3) Develop and maintain criteria for the nomination and designation of structures, improvements, or sites as historic resources. Such resources shall be separate and apart from the Historic Design Review District but shall be subject to the provisions of the district;

(4) Approve, conditionally approve, or deny Historic Design Review Permits in accordance with the provisions of this subchapter and the requirements of Chapter 157;

(5) Render advice and guidance, upon request of the owner or occupant of the property, on the restoration, alteration, decoration, landscaping or maintenance of any cultural resource including landmarks, sites, districts or neighboring properties within public view;

(6) Encourage and render advice and guidance to property owners or occupants on procedures for inclusion of a cultural resource on the local, State, or Federal level;

(7) Recommend to the City Council, from time to time or as events warrant, recognition of owners or occupants of structures, improvements or sites by means of certificates, plaques, markers or commendations who have restored, renovated and/or maintained their property in an exemplary manner;

(8) Establish guidelines for the declaration of historical buildings and structures within the city and designate all such buildings and structures as having special historical significance in a separate register of historical buildings (such as the Auburn Register of Historic Buildings);

(9) Investigate and make recommendations to the City Council on the availability and use of funding which is or may become available from various federal, state, local or private sources to promote and undertake preservation of districts, structures, improvements or sites of historical value to Auburn; and

(10) Provide local owners of diverse structures, buildings, areas, and sites with the benefits and responsibilities of inclusion in local, State, or Federal registries of historic properties.

(B) Upon authorization by the Auburn City Council, the Historic Design Review Commission shall have the following powers and duties:

(1) Publicize and update the City of Auburn Historic Resources Survey previously prepared in the City of Auburn;

(2) Review and comment upon the conduct of land use, housing and redevelopment, municipal improvement, and other types of planning and programs undertaken by any agency of the City of Auburn, County of Placer or State of California as they relate to the historic resources of Auburn;

(3) Make recommendations to the City Council for the purchase of property, in fee or less than fee, easements, or other mechanisms for preservation of cultural heritage resources;

(4) May participate in, promote and conduct public information, educational and interpretive programs pertaining to preservation of cultural resources; and

(5) Undertake any other action or activity delegated to it by the City Council or by this subchapter, necessary or appropriate to the implementation of its powers or duties to fulfill the objectives of cultural resource preservation. (Ord. 04-8, eff. 11-15-2004)

#### **§ 159.497 HISTORIC DESIGN REVIEW PERMIT (HDRP).**

(A) Except as otherwise specified in this section, a Historic Design Review Permit shall be processed per the requirements of §§ 159.114 through 159.125.

(B) Application submittal. An application for a Historic Design Review Permit shall be made on a